089.0	0003	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,222,800 / 1,222,800
					USE VALUE:	1,222,800 / 1,222,800
					ASSESSED:	1,222,800 / 1,222,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		ROCKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DELORIA PHILIP J
Owner 2:	BURNS-DELORIA MARGARET E
Owner 3:	
Street 1:	11 ROCKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PATEL MINA -
Owner 2:	-
Street 1:	11 ROCKLAND AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,277 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2008, having primarily Clapboard Exterior and 3017 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8277.000	755,000		467,800	1,222,800
Total Card	0.190	755,000		467,800	1,222,800
Total Parcel	0.190	755,000		467,800	1,222,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 405.30 | /Parcel: 405.3

Legal Description

User Acct

56307

GIS Ref

GIS Ref

Insp Date

04/01/09

Entered Lot Size

Total Land:

Land Unit Type:

!7208!

PREVIOUS ASSESSMENT

Parcel ID 089.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	753,000	0	8,277.	467,800	1,220,800	1,220,800	Year End Roll	12/18/2019
2019	101	FV	581,300	0	8,277.	474,500	1,055,800	1,055,800	Year End Roll	1/3/2019
2018	101	FV	539,200	0	8,277.	354,200	893,400	893,400	Year End Roll	12/20/2017
2017	101	FV	539,200	0	8,277.	320,800	860,000	860,000	Year End Roll	1/3/2017
2016	101	FV	539,200	0	8,277.	307,400	846,600	846,600	Year End	1/4/2016
2015	101	FV	528,400	0	8,277.	260,600	789,000	789,000	Year End Roll	12/11/2014
2014	101	FV	528,400	0	8,277.	247,300	775,700	775,700	Year End Roll	12/16/2013
2013	101	FV	528,400	0	8,277.	235,200	763,600	763,600		12/13/2012

PRINT

Date	Time
12/10/20	21:52:25

LAST REV

Date	Time
12/26/19	14:10:03
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7208

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PATEL MINA,	71242-292		6/29/2018		1,357,000	No	No		
COURANT JOHN A	57841-527		11/10/2011		899,000	No	No		
REGAL STEVEN J/	51822-115		10/24/2008		759,000	No	No		
REGAL STEVEN	32968-566		5/30/2001	Family	1	No	No		N

USER DEFINED

Prior Id # 1:	56307
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/19/2019	1476		15,000					
7/28/2009	635	Wood Dec	5,270					
3/27/2008	278	New Buil	190,000	C		G10	GR FY10	NEW SF HOME

ACTIVITY INFORMATION

Date	Result	By	Name
5/2/2019	SQ Returned	JO	Jenny O
6/26/2012	External Ins	BR	B Rossignol
2/10/2012	MLS	EMK	Ellen K
4/1/2009	Meas/Inspect	197	PATRIOT
7/15/2008	External Ins	BR	B Rossignol
1/24/2000	Vacant Lot	163	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8277		Sq. Ft.	Site		0	70.	0.81	5									467,817				GG		467,800	

Total AC/HA: 0.19001 | Total SF/SM: 8277 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 467,817 | Spl Credit | Total: 467,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2008	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	2 - Good		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.99802780
Const Adj.:	1.11088896
Adj $ / SQ:	138.587
Other Features:	119461
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	762610
Depreciation:	7626
Depreciated Total:	754984

COMMENTS

COMBINED W/89--3--2 ON 4/3/2008. PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

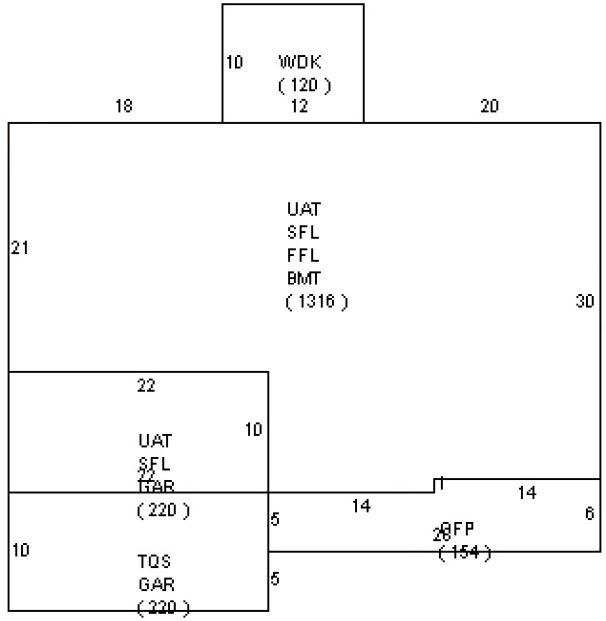
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	167.69
Special Features:	0	Val/Su Net:	139.02
Final Total:	755000	Val/Su SzAd	250.25

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,536	138.590	212,870
BMT	Basement	1,316	41.580	54,714
FFL	First Floor	1,316	138.590	182,381
GAR	Garage	440	22.980	10,109
UAT	Upper Attic	384	55.430	21,287
TQS	3/4 Story	165	138.590	22,867
OFP	Open Porch	154	30.230	4,656
WDK	Deck	120	15.920	1,911
	Net Sketched Area:	5,431	Total:	510,795
Size Ad	3017	Gross Are	6638	FinArea 3017

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

089.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc